



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

**MINUTES
Wednesday, February 15, 2006**

2006-0028 – Application for a Variance on a 6,710 square-foot site from Sunnyvale Municipal Code section 19.48.100 to allow mechanical equipment within the 10-foot rear yard setback. The property is located at **1326 Egret Drive** (near Ashbourne Drive) in an R-0 (Low-Density Residential) Zoning District. (APN: 309-05-024)

In attendance: Peggy Wood, Applicant; Gerri Caruso, Administrative Hearing Officer; Jamie McLeod, Project Planner; Luis Uribe, Staff Office Assistant.

Ms. Gerri Caruso, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Ms. Caruso announced the subject application.

Jamie McLeod, Project Planner, stated that the applicant has requested permission to locate a heat pump-air conditioning mechanical unit in the rear yard within 10 feet of the rear property line. The water district facility runs along the rear property line. Staff does not recommend approval.

Ms. Caruso opened the public hearing.

Peggy Wood, Applicant/Owner, received and reviewed a copy of the staff report. The applicant stated that the current plans were designed to create a minimum impact on the neighbors.

Ilona Lindauer, Applicant, Stated that grading the ground so that the unit will meet code is also an option. Ms. Caruso explained to the applicant how the findings affect the outcome of the application.

Ms. Caruso closed the public hearing.

Ms. Caruso denied the application.

Ms. Caruso stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.

The meeting was adjourned at 2:35 p.m.

Minutes approved by:

Gerri Caruso, Principal Planner